

REQUEST FOR COUNCIL ACTION

MEETING
11-17-03

123 /

AGENDA SECTION: PUBLIC HEARING	ORIGINATING DEPT: PLANNING	ITEM NO. E-7
ITEM DESCRIPTION: Final Plat #03-39 to be known as Foxfield Subdivision.		PREPARED BY: Mitzi A. Baker, Senior Planner

November 12, 2003

Staff Recommendation:

The Planning Staff has reviewed the submitted final plat and find that it is consistent with the approved preliminary plat. The staff would then recommend approval subject to the following conditions:

1. ***The Final Plat Documents shall include dedication of controlled access along the southerly frontage of Middlebrook Drive NW, from 50th Ave. NW, to the east line of the drainage & utility easement intersecting Middlebrook Dr. NW.***
2. ***Prior to recording the final plat documents, the E911 Addressing and GIS Impact fee's shall be paid as specified in the attached memorandum from the Planning Department GIS/Addressing staff dated November 6, 2003.***
3. ***Parkland dedication for this Plat shall be med via deferred land dedication with dedication to occur with deeding of the 9.0 acre park shown on the Weatherstone GDP. Dedication is to occur when the park is accessed via public street or the Park Department wishes to begin development of the park.***
4. ***The grading and drainage plans and erosion and sedimentation control plans must be approved by the City prior to commencement of grading activities on this property.***
5. ***The applicant must provide surety that guarantees that the site will be fully restored, after completion of the excavation activity, to a safe condition, and one that permits reuse of the site in a manner compatible with the Comprehensive plan, neighborhood plans, and Land use Plan and applicable City policies. Said surety must be provided prior to commencement of grading activities on this property.***

Council Action Needed:

1. ***If the Council wishes to proceed, it should instruct the City Attorney to prepare a resolution with findings supporting their decision.***

Attachment:

1. Staff Report

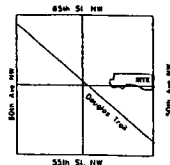
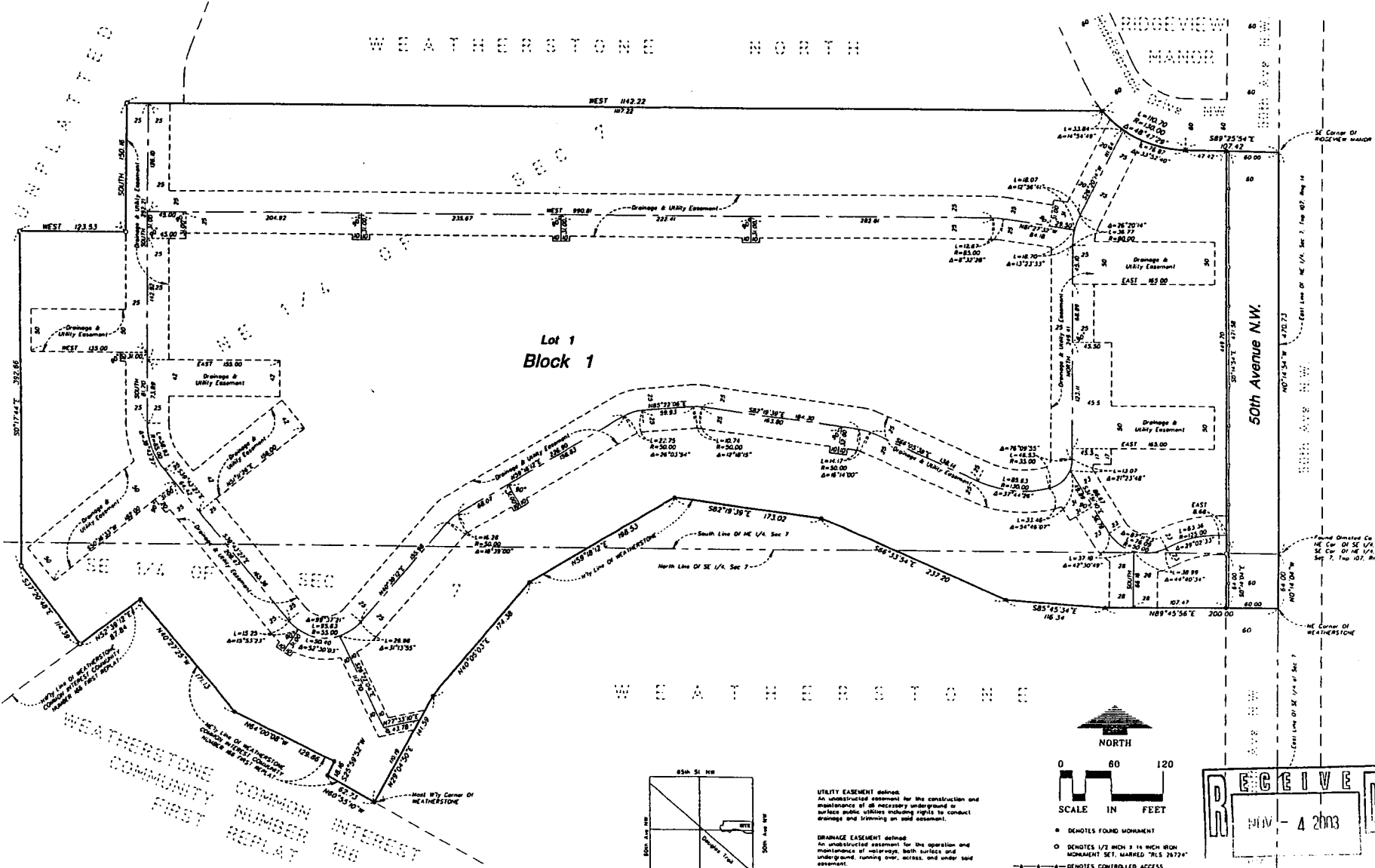
Distribution:

1. City Attorney
2. Planning Department File
3. Loucks Associates
4. Applicant: This item will be considered sometime after 7:00 p.m. on Monday November 17, 2003, in the Council/Board Chambers at the Government Center, 151 4th Street SE.

COUNCIL ACTION: Motion by: _____ Second by: _____ to:

FOXFIELD

WEATHERSTONE NORTH

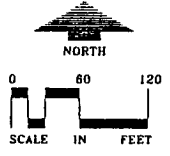


Location Map

UTILITY EASEMENT defined:
An unobstructed easement for the construction and maintenance of all necessary underground or surface public utilities including rights to conduct drainage and adjoining an easement.

DRAINAGE EASEMENT defined:
An unobstructed easement for the operation and maintenance of waterways, both surface and underground, running over, across, and under said easement.

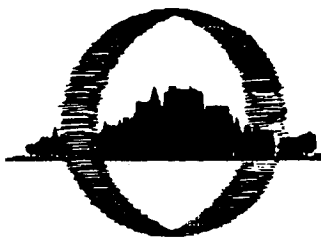
CONTROLLED ACCESS defined:
Egress or ingress to, from, or across the abutting roadway is restricted by the road authority pursuant to Minnesota State Statute 160.06



RECEIVED
MAY 4 2003

LOUCKS ASSOCIATES

BEARINGS SHOWN ARE BASED ON THE EAST LINE OF NE 1/4 SEC. 7, T107N, R14W, HAVING AN ASSUMED BEARING OF NORTH 0°14'54" WEST

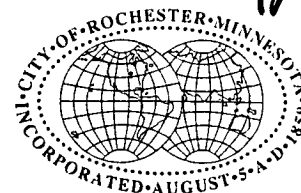


ROCHESTER-OLMSTED PLANNING DEPARTMENT

2122 Campus Drive SE, Suite 100 • Rochester, MN 55904-4744

COUNTY OF
Olmsted

www.olmstedcounty.com/planning



TO: Rochester Common Council

FROM: Mitzi A. Baker, Senior Planner

DATE: November 12, 2003

RE: Final Plat #03-39, by Foxfield LLC to be known as Foxfield subdivision. The Plat proposes to dedicate right-of-way for 50th Ave. NW, dedicate easements, and create one lot. The applicant is also requesting approval of a Substantial Land Alteration to permit the movement of more than 100,000 c.y. of earth material on the parcel. The property is located along the west side of 50th Ave. NW, north of the Douglas Trail and south of Middlebrooke Drive NW.

Planning Department Review:

Applicant: Foxfield LLC
15734 Foliage Ave
Apple Valley, MN 55124

Owner: Jerry Nelson

Surveyors/Engineers: Loucks Associates
7200 Hemlock Lane, Suite 300
MPLS, MN 55369-5592

Report Attachments:

1. Referral Comments
2. Location Map
3. Copy of Final Plat

Plat Data:

Zoning: The property is zoned R-2 (Low Density Residential).

Proposed Development: This plat proposes to subdivide approximately 18.67 acres of land to dedicate right-of-way for 50th Ave. NW as well as utility and drainage easements throughout the site.



Staff Suggested Findings for Substantial Land Alteration:

The applicant is proposing to move over 100,000 c.y. of earth material on this site, which requires approval of a Substantial Land Alteration.

Regarding findings for Section 62.1105, staff suggests the findings as written can be made, with the exception of #13 and #14. Staff suggest the following findings for those two items:

#13) The grading and drainage plans and erosion and sedimentation control plans must be approved by the City prior to commencement of grading activities on this property.

#14) The applicant must provide surety that guarantees that the site will be fully restored, after completion of the excavation activity, to a safe condition, and one that permits reuse of the site in a manner compatible with the Comprehensive plan, neighborhood plans, and Land use Plan and applicable City policies. Said surety must be provided prior to commencement of grading activities on this property.

The Planning Staff would suggest the following findings for Section 61.146:

- 1) *Not applicable.*
- 2) *Not applicable.*
- 3) *Not applicable.*
- 4) *The Rochester Public Works Department will need to review and approve the grading and drainage plan for this work. This plan must accommodate permanent and interim erosion and sediment control.*
- 5) *Not applicable.*
- 6) *Not applicable.*
- 7) *Not applicable.*
- 8) *Not applicable.*

Planning Staff and Recommendation:

No preliminary plat was required for this Plat. There are no new public roadways and no connections to adjacent properties.

Staff would recommend approval subject to the following conditions:

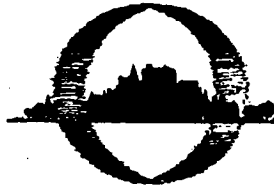
1. ***The Final Plat Documents shall include dedication of controlled access along the southerly frontage of Middlebrook Drive NW, from 50th Ave. NW, to the east line of the drainage & utility easement intersecting Middlebrook Dr. NW.***
2. ***Prior to recording the final plat documents, the E911 Addressing and GIS Impact fee's shall be paid as specified in the attached memorandum from the Planning Department GIS/Addressing staff dated November 6, 2003.***
3. ***Parkland dedication for this Plat shall be med via deferred land dedication with dedication to occur with deeding of the 9.0 acre park shown on the Weatherstone GDP. Dedication is to occur when the park is accessed via public street or the Park Department wishes to begin development of the park.***

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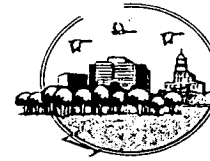
4. *The grading and drainage plans and erosion and sedimentation control plans must be approved by the City prior to commencement of grading activities on this property.*
5. *The applicant must provide surety that guarantees that the site will be fully restored, after completion of the excavation activity, to a safe condition, and one that permits reuse of the site in a manner compatible with the Comprehensive plan, neighborhood plans, and Land use Plan and applicable City policies. Said surety must be provided prior to commencement of grading activities on this property.*

NOTE TO APPLICANT: *Execution of a City-Owner Contract is required prior to construction of public sanitary sewer, watermain, and/or storm sewer to serve this property.*

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COUNTY OF
Olmsted



Rochester-Olmsted Planning Department
GIS/Addressing Division
2122 Campus Drive SE
Rochester, MN 55904-4744
Phone: (507) 285-8232
Fax: (507) 287-2275

PLAT REFERRAL RESPONSE

DATE: NOVEMBER 6, 2003

TO: Jennifer Garness

FROM: Randy Growden
GIS/Addressing Staff
Rochester-Olmsted County
Planning Department

CC: Pam Hameister, Wendy Von Wald; Loucks Associates

RE: **FOXFIELD**

UPON REVIEW OF THIS PLAT THE FOLLOWING FEES ARE REQUIRED TO BE PAID BEFORE THE PLAT IS RECORDED. THIS APPLIES TO ALL PLATS RECORDED ON OR AFTER JUNE 1, 2003.

E911 ADDRESSING FEE: \$20.00 (1 LOTS/ADDRESSES)

GIS IMPACT FEE: \$225.00 (1 LOTS/OUTLOTS)

Notes: 1. Additional E911 Addressing fees may be required upon Site Plan review.
2. Final Plats must be legally recorded before request for address Applications are submitted to E911 Addressing Staff-Rochester/Olmsted County Planning Dept.

A review of the **final plat** has turned up the following **ADDRESS** or **ROADWAY** related issues:

1. Upon review of **FOXFIELD** the GIS / Addressing staff has found no issues to bring forth at this time.

WETLAND COMMENTS FOR DEVELOPMENT APPLICATIONS

Application Number: **Final Plat 03-39 Foxfield**

- ☐ No hydric soils exist on the site based on the Soil Survey
- ☐ Hydric soils exist on the site according to the Soil Survey. The property owner is responsible for identifying wetlands on the property and submitting the information as part of this application.
- ☐ A wetland delineation has been carried out for the property and is on file with the Planning Department.
- ☐ A wetland delineation is on file with the Planning Department and a No-Loss, Exemption, or Replacement Plan has been submitted to the Planning Department.
- ☐ A wetland related application has been approved by the City. This plan incorporates the approved wetland plan.
- ☐ No hydric soils exist on the property based on the Soil Survey. However, due to the location in the landscape, the property owner should examine the site for wetlands. The property owner is responsible for identifying wetlands.
- ☒ Other or Explanation:

Wetlands exist on this property. A wetland replacement plan was approved for this property and the larger Weatherstone development. The applicant will need to coordinate wetland replacement with the owners of the Weatherstone development to comply with concurrent replacement of the wetland.

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ROCHESTER PARK AND RECREATION DEPARTMENT
 201 FOURTH STREET SE
 ROCHESTER MINNESOTA 55904-3769
 TELE 507-281-6160
 FAX 507-281-6165

MEMORANDUM

DATE: November 5, 2003
TO: Jennifer Garness
 Planning
RE: Foxfield
 Final Plat #03-39

Acreage of plat.....	18.67 a
Number of dwelling units.....	143 units
Density factor.....	.0178
Dedication	2.54 a
Fair market value of land.....	na

The Park and Recreation Department recommends that dedication requirements be met via: Deferred land dedication with dedication to occur with the deeding of the 9.0 acre park shown on the Weatherstone GDP. Dedication to occur when the park is accessed via public street or the Park Department wishes to begin development of the park.



The hand to reach for...
DAVID A. KAPLER
Fire Chief

DATE: November 13, 2003

TO: Jennifer Garness, Planning

FROM: R. Vance Swisher, Fire Protection Specialist

SUBJ: Final Plat #03-39, by Stonebridge Development to be known as Foxfield subdivision. The Plat proposes to dedicate right-of-way for 50th Ave. NW, dedicated easements, and create on lot.

With regard to the above noted project plan, the fire department has the following requirements:

1. Streets and roadways shall be as provided in accordance with the fire code, RCO 31 and the Zoning Ordinance and Land Development Manual. Emergency vehicle access roadways shall be serviceable prior to and during building construction.
 - a) Streets less than 32 feet in width shall be posted "No Parking" on one side of the street. Streets less than 26 feet in width shall be posed "No Parking" on both sides of the street.
 - b) Cul-de-sacs less than 96 feet in diameter shall be posted "No Parking".
2. All street, directional and fire lane signs must be in place prior to occupancy of any buildings.

c: Donn Richardson, RPU, Water Division
Mark Baker, Rochester Public Works
Stonebridge
Loucks Associates

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ROCHESTER

— Minnesota —

TO: Consolidated Planning Department
2122 Campus Drive SE
Rochester, MN 55904

DEPARTMENT OF PUBLIC
WORKS
201 4th Street SE Room 108
Rochester, MN 55904-3740
507-287-7800
FAX – 507-281-6216

FROM: Mark E. Baker

DATE: 11/5/03

The Department of Public Works has reviewed the application for FP#03-39 for the proposed Foxfield Subdivision. The following are Public Works comments on this request:

1. There is an existing development Agreement for this Property.
 2. Execution of a City-Owner Contract is required prior to construction of public sanitary sewer, watermain, and/or storm sewer to serve this Property.
 3. Controlled Access should be dedicated along the southerly frontage of Middlebrook Dr NW, from 50th Ave NW, to the east line of the drainage & utility easement intersecting Middlebrook Dr NW.
- ❖ Charges/fees applicable to the development of this property are/will be addressed in the Development Agreement and City-Owner Contract for this Property.

133/

7200 Hemlock Lane

Suite 300

Minneapolis, MN

55369

Planning

Tel 763.424.5505

Civil Engineering

fax 763.424.5822

Land Surveying

home@loucksmclagan.com

Landscape Architecture

www.loucksmclagan.com

Environmental

October 31, 2003

Consolidated Planning Department
2212 Camous Drive SE
Rochester, MN 55904

Re: Foxfield fka Weatherstone 2nd
Application for Substantial Land Alteration Permit

The site is covered with a 2' to 3' layer of topsoil that has to be excavated and stockpiled prior to building streets and housing pads. This amounts to 78,000cy +/-.

The excavation for streets and building pads will be 58,000cy +/-.

The on site borrow will to build streets and building pads will be 50,000cy +/-.

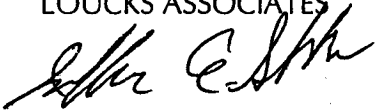
The wetland excavation to fill mitigated wetlands will be 17,000cy +/-.

The re-installing of topsoil (12" depth) will be 24,000cy +/-.

The actual terrain will not vary to a great degree from that of the original with the exception of the roadway encircling the site and the somewhat depressed central area of the development.

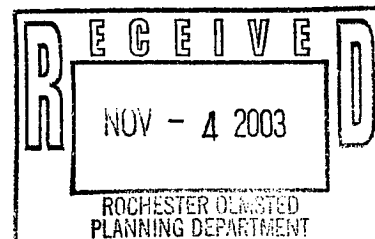
Sincerely,

LOUCKS ASSOCIATES



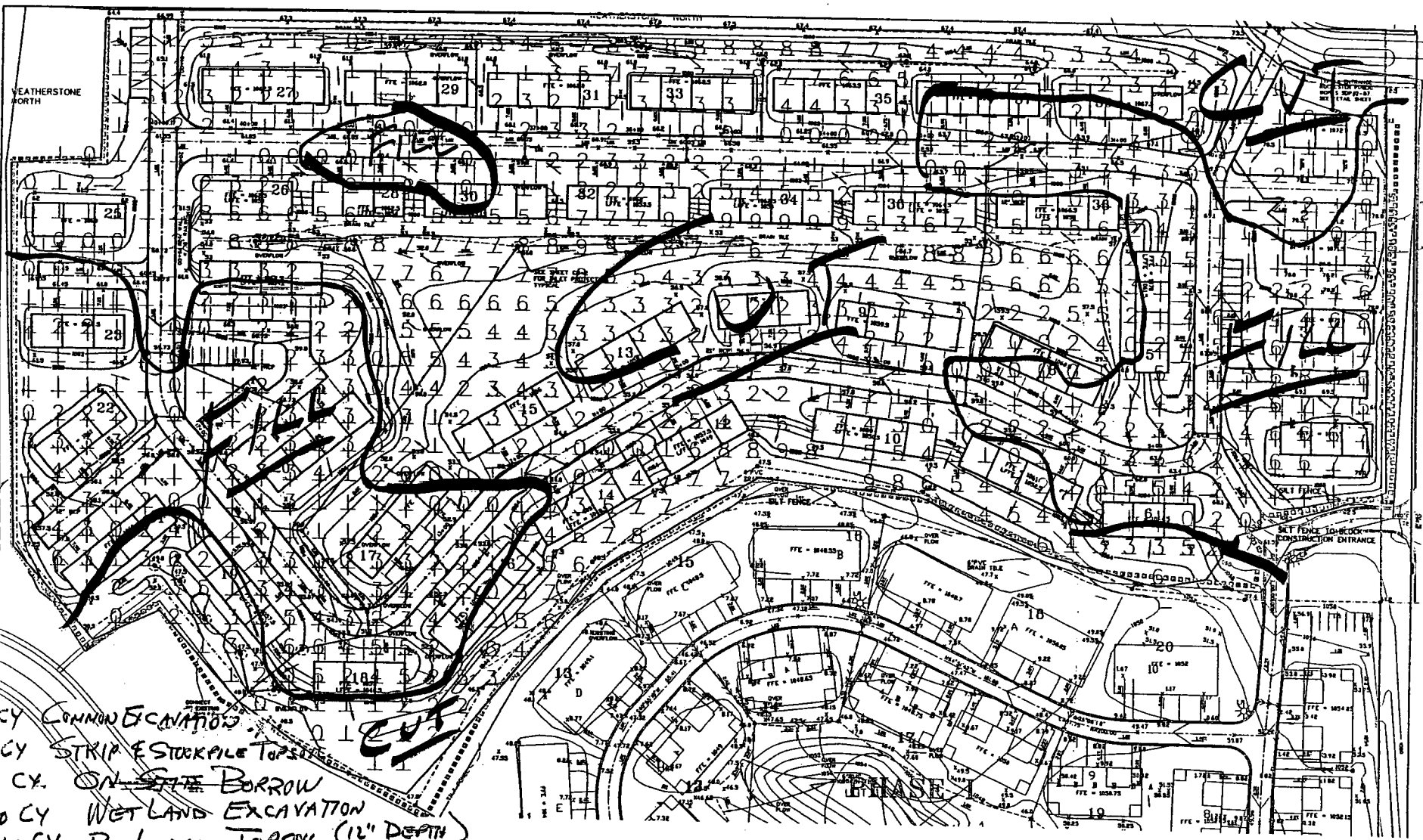
Jeffrey A. Shopek, P.E.
Principal Engineer

Enclosures



attn: _____
Name: _____
S. Paul _____

13A



100 CY COMMON EXCAVATION
 100 CY STRIP STOCKPILE TOPSOIL
 ON CX. ON SITE BORROW
 1,000 CY WETLAND EXCAVATION
 1,000 CY REINSTALL TOPSOIL (12" DEPTH)

SUBSTANTIAL LAND ALTERATION

